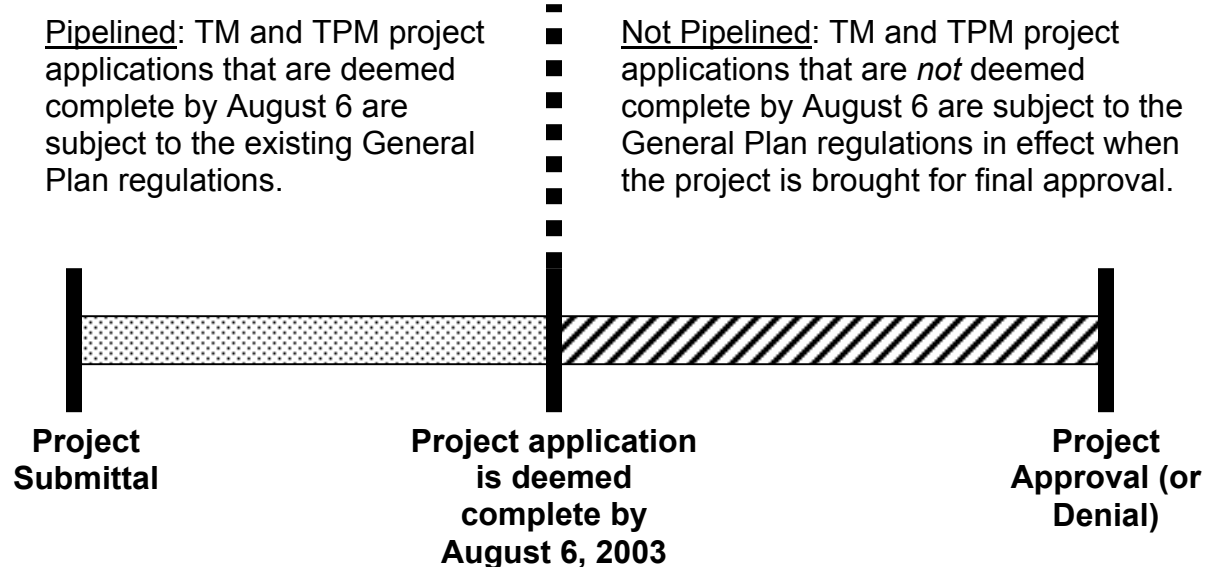




Date: August 21, 2003
To: Property Owners (or their Representatives)
From: Gary Pryor, Planning Director
Re: Pipelining for Tentative Map (TM) and Tentative Parcel Map (TPM) Applications

At the August 6, 2003 Board of Supervisors hearing, the Board approved a pipelining policy for TM and TPM applications that could be affected by the General Plan 2020 (GP2020) update. The Board action states that TM and TPM applications that are deemed complete by August 6, 2003 will be subject to the existing General Plan regulations. TM and TPM applications that are not deemed complete by August 6, 2003 will be subject to the General Plan regulations that are in effect when the project is brought for final approval.

The pipelining policy is intended to provide certainty for applicants who submitted applications prior to the cutoff date of August 6, 2003 and it also provides notice to landowners who submit TM or TPM applications after August 6, 2003 that their projects may be subject to GP2020. Answers to many of the questions received by DPLU staff about the GP2020 pipelining policy are located on the back of this handout.



GP2020 PIPELINE POLICY

Tentative Map and Tentative Parcel Map Applications

QUESTION: Are all TPM and TM applications affected by the pipelining policy?

ANSWER: An application is affected if the maximum density allowed by the existing General Plan is different from the maximum density allowed by GP2020. An application could also be affected by other policies in the General Plan, such as those related to minimum parcel size and clustering.

QUESTION: How can I find out if the maximum density allowed on my property could change with GP2020?

ANSWER: The residential density proposed for your property is shown on GP2020 Working Copy Maps. Please remember, however, that your maximum allowable residential density could change between now and final project approval. Working Copy Maps for each community can be viewed at the County's Project Processing counter or on the Department of Planning and Land Use (DPLU) website at www.sdcdplu.org. Copies of the maps can also be purchased through SANGIS.

QUESTION: What do you mean by "deemed complete"?

ANSWER: DPLU sends the applicant a letter indicating that their project application is (or is not) deemed complete within 30 days after the application is submitted to DPLU.

For TM and TPM applications, deemed complete means that the application is complete pursuant to Section 65943 of the Planning and Zoning Law and 66474.2 of the Subdivision Map Act. TPM and TM applications also must meet the Department's submittal requirements including the payment of fees.

QUESTION: Does the GP2020 Pipeline Policy change the project approval process?

ANSWER: No. Projects will continue to be processed using existing procedures.

This handout only applies to TM and TPM applications that are not part of other types of project applications, such as a General Plan Amendment or GPA application.